

Chevy Chase Village Board of Managers

June 21, 2007

Special Board Meeting

BOARD OF MANAGERS

Douglas B. Kamerow, Chair	Present
David L. Winstead, Vice Chair	Absent
Susie Eig, Secretary	Present
Gail S. Feldman, Treasurer	Present
Betsy Stephens, Assistant Treasurer	Present
Peter M. Yeo, Board Member	Present
Robert L. Jones, Board Member	Present

STAFF

David R. Podolsky, Legal Counsel	Absent
Ronald M. Bolt, Assistant Legal Counsel	Absent
Geoffrey B. Biddle, Village Manager	Present
Michael W. Younes, Administrative Assistant	Present
Elizabeth Naru, Administrative Assistant	Present

Dr. Douglas B. Kamerow, Chair of the Chevy Chase Village Board of Managers Special Board Meeting, called the meeting to order at 7:30 p.m. Mr. Winstead was absent.

Discussion – Survey

The following is an outline of the comments, corrections and questions discussed during the meeting.

- Changing the title to “Chevy Chase Building Regulation Survey”
- Delete all photos.
- Delete the existing Project Overview and replacing it with “You should be aware that the Chevy Chase Village Board of Managers is considering and may pass new building regulations that may affect construction of new homes and additions. The results of the survey will be very helpful in assisting the Board of Managers in this building regulation review process.”
- The Survey Overview should be changed as follows
 - The survey is divided into three parts.
 - The first part poses questions asking you to tell us a little bit about yourself and your experiences.
 - The second part of the survey addresses the importance of certain physical characteristics with regard to compatibility together with various regulatory tools that may be implemented.
 - Third, the survey will ask you what you think about four infill models looking specifically at the character elements of Lot Coverage, Building Mass and Scale, and Building Form. Questions are asked about the degree of compatibility and why certain options may be considered compatible or not compatible.
- Add Street names to the map on page 2.

- On questions 2 and 3 change “community character” to read “physical characteristics of the community.”
- Move questions 1, 6, 4 and 5 to the first page.
- Question 4 add a part asking if you have been affected by any construction projects your neighbors have done to question and change (a) to read 10 years
- Question 5 add “permit review process”
- Question 7 change “new infill building” to “new construction / renovation”. Change “traditional” to “existing”.
- Add “Lot coverage in the Village currently ranges from 20% to 35%”
- Question 8 change “new infill building” to “new construction / renovation.” Change “traditional” to “existing.”
- Question 9 change “new infill building” to “new construction / renovation.” Change “traditional” to “existing.”
- Add the Existing Regulations for Montgomery County and Chevy Chase Village for Height/ Setback /Lot Coverage to the top of the page and Definitions to the top of the page before Existing Regulation for Montgomery County and Chevy Chase Village.
- Question 10 Add: Context Compatibility
 - Should there be different regulations for different areas of the Village?
Yes or No
 - Do you think the above compatibilities depend on the area in the Village?
Yes or No
- Add the definition storm water run-off to the glossary.
- In the definition of Floor Area Ratio change “buildings” to “structures.”
- Delete paragraph at the top of page 4 and add: “Some design techniques may be used to reduce the perceived scale of a building and minimize other site improvement impacts. The following pages consider some of those methods. Three options for action are suggested. One option is to require new, measurable standards and another is to have suggested guidelines. You may choose one, or both, of the options. The third choice is to “take no action” indicating that current regulations are satisfactory.”
- Questions 11, 12, 13, 14, 15, 16 and 17 Change: “Suggest in Design Guidelines” to “Suggest in Voluntary Guidelines.”
- Question 12 add “new homes and additions” to “Wall Height at the Side Yard Setback title.” Add quotation marks to plate height. Add “walls on the side of the house closest to the neighbors”.
- Question 15 change “An” option to “One” option.
- Add: The Montgomery County maximum allowed height is currently 35 ft. to the ridge measured from the average existing front yard grade. Is this too tall?
Yes or No
- Add: Should the Village reduce the allowed building height?
Yes or No

To what height?
- Change Question 17 to Question 19. Change “extent” to “number.”

- Change Question 18 to Question 21. Add “In general”, to the beginning of the question.
- Add Village wide questions to the top of page 6 starting with question 21.
- Change Question 19 to Question 22. Add “In general should the Village construct sidewalks where they are currently not present.” If so where?
- Change Question 20 to Question 23. Change “sidewalk” to “walkway.”
- Change Question 21 to Question 24.
- Bottom of pages 7-10 delete phrase “This model represents a house with.”
- Move Lot Coverage and Floor Area of Square Feet to the top of the page.
- Add to the top paragraph on pages 7-10 “...describe your views of the compatibility of the infill model...”
- Add to the bottom of the page 10 “This completes your survey, please return the survey to Chevy Chase Village, 5906 Connecticut Avenue, Chevy Chase, Maryland 20815.”

Ms. Eig made a motion to adjourn the Special Board Meeting. Ms. Stephens seconded the motion. Dr. Kamerow, Ms. Eig, Ms. Feldman, Ms. Stephens, Mr. Yeo and Mr. Jones voted in favor of the motion. The motion passed. The Special Board Meeting adjourned at 9:00 p.m.

Secretary, Chevy Chase Village Board of Managers

Final.